

CitiFinancial Servicing LLC

Plaintiff

Case No: 15 CV 9

VS

JOANNE P. MARLEWSKI, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 4, 2015 in the amount of \$77,381.77 the Sheriff will sell the described premises at public auction as follows:

TIME: September 22, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Adams County Courthouse located at 402 Main Street, Friendship, Wisconsin

DESCRIPTION: PART OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 15 NORTH OF RANGE 7 EAST, TOWNSHIP OF JACKSON, ADAMS COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 15 WHICH BEARS NORTH 0°47' EAST, 2002.90 FEET FROM AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 88°04' WEST, 369.08 FEET; THENCE NORTH 86°34' WEST, 400.16 FEET TO A POINT IN THE CENTER OF FISH LANE ROAD; THENCE DUE SOUTH 33.00 FEET TO AN IRON STAKE ON THE SOUTH LINE OF SAID FISH LANE; THENCE SOUTH 86°34' EAST, 8.55 FEET ALONG THE SOUTH LINE OF FISH LANE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 86°34' EAST, 100.00 FEET ALONG THE SOUTH LINE OF FISH LANE; THENCE SOUTH 0°51' WEST, 433.78 FEET; THENCE NORTH 89°09' WEST, 99.90 FEET; THENCE NORTH 0°51' EAST, 438.29 FEET TO THE SOUTH LINE OF SAID FISH LANE AND TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES.

PROPERTY ADDRESS: 315 Fish Lane, Oxford, WI 53952

TAX KEY NO.: 012-00521-0000

Scott D. Nabke
J Peterman Legal Group Ltd.
State Bar No. 1037979
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 26 day of Aug, 2015

/S/ SAMUEL C. WOLLIN
Sheriff Sam Wollin
Adams County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.